# C H A N G E S  I N  T H E  S A N  F R A N C I S C O
# H O U S I N G  I N V E N T O R Y
# 1 9 7 9

Prepared by the San Francisco Department of City Planning

## Citywide Findings

The year 1979 witnessed the greatest net addition of structures to the housing stock for any one year between 1975-1979. 349 structures, a total of 1,402 housing units, were added to the housing stock in 1979. (Table 1) Like the four preceding years, the majority of additional structures were single family; and, the greatest number of new units were in multi-family structures of three or more (Table 2). In 1979 it should be noted that although multi-family units accounted for 77% of the net additional housing units, multi-family units continued to comprise approximately 55% of San Francisco's housing stock.

Authorized building permits are a leading indicator of allowable construction activity since they are issued prior to actual construction and completion. In 1979, the total number of housing units authorized by building permits in San Francisco was 1833 (Table 6). This figure represents a 10% decline in housing unit permits issued between 1978 and 1979. Although authorized housing activity was depressed in 1979 compared to 1978, the year 1979 still witnessed the issuance of more housing permits than in any single year between 1974-1977. (Table 7)

Consistent with the trends of the preceding nine years was that the majority of building permits for housing units continued to be for multi-family units. In 1979, 87% of the total number of building permits for housing units issued in San Francisco was for multi-family units. (Table 7) In contrast with San Francisco's trend was that, in 1979, most of the permits in the remainder of the Bay Area went to single family units (76%). This finding was consistent with statistics for the past 7 of 9 years, the two exceptional years being 1970 and 1971 when single-family units exceeded multi-family units.

In 1979, 420 structures, a total of 1,516 units, were certified complete (Table 3). Similar to the four preceding years, completions in 1979 reflected a strong emphasis on low density structures - single and two-family. Although the greatest number of structures completed were low density, most of the 1,516 completed housing units were in multi-family dwellings of 3 or more (73%). In contrast to 1978, the greatest number of units completed in 1979 were one-bedroom. Of the 1,516 completed housing units certified, 591 units were one-bedroom (Table 4), reflecting the decrease in household size in recent years.

Data on construction of condominiums were incorporated in the annual housing report for the first time in 1978. Table 20 contains data on condominium construction by district for the year 1979*. In 1979, a total of 29 structures and 278 units were constructed as condominiums, representing 22% of all new units in structures with two or more units (Table 20). This figure indicated a marked increase over 1978 in the proportion of condominium units out of total units in structures with two or more units. The actual number of condominium units increased from 28 in 1978 to 278 constructed in 1979.

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* Data Source: Department of City Planning Administrative files

In 1979, the private market as opposed to public action, dominated the number of completed units at 71%, and the construction cost at 69% (Table 5). This was a marked increase from the previous year in which private action accounted for only 64%, at a cost of 51 million (62% of construction cost).

The estimated construction cost of housing completed by public action in 1979 was approximately 24 million, an increase of over 4.5 million dollars from the previous year. In 1979, activity in redevelopment areas was confined to the Western Addition A-2 (88 units), Diamond Heights (93 units), and particularly to the Yerba Buena Center (259 units). No new public housing was completed.

During the 60's and early 1970's, buildings were frequently torn down and replaced by new construction. However, with the high costs of new construction, and greater emphasis on rehabilitation and historic preservation, demolition has been on the decline. In the years from 1967 to 1979, the least amount of demolition occurred in 1979. (Table 10) Removal of units from the housing stock accounted for 114 units. In 1979, the majority of units demolished were in structures containing less than 3 families - 75% of the demolished units were in single or 2 family structures, comprising 93% of all structures torn down. (Table 8) This represented a departure from the preceding several years. From 1975 through 1978, most of the units demolished were in structures of greater density.

1979 was not only the year in which the least overall demolition of housing occurred, it also witnessed the least removal of housing by public action. In 1979, public action accounted for only 7.9% of the total 114 units removed, (Table 10) indicating once again the City's policy to improve the existing housing stock through rehabilitation, rather than redevelopment.

In 1979, all of the units demolished by public action (9 units) were in structures of 3 family or less (Table 9) From the years 1975-1978, the majority of units removed by public action were in structures of 5-9 and 20-or-more families. The only exception was 1977 when all of the units demolished by public action were in structures with 3 or 4 families.

In general, removal of hotels has decreased over the years 1975-1979. While in 1975, 16 hotels were removed; 6 were removed in each year 1976 and 1977; two hotels were demolished in 1978 as well as two hotels in 1979. In both 1978 and 1979, neither of the structures were removed by public action. In 1979, private action demolished 199 lodging-house rooms contained in 2 hotels. (Table 11)

District Findings

A summary of district trends for the period 1968-1979 reveals that all the districts have been experiencing a net increase in housing units. (Table 19) The only exception to the case was in South Bayshore where demolitions exceeded new housing reflecting the ongoing redevelopment programs there.

Richmond led the City with 1854 completed units; however, the area which actually gained the most units was Central. Four districts made almost equal contributions to the City's net gain in housing stock, and, accounted for almost 1/2 of the total 12,534 net growth. These districts were Northeast (1,796), Marina (1,276), Ingleside (1,263), Inner Sunset (1,116).

Of the 1,402 additional housing units in 1979, the greatest addition of units occurred in structures containing 20 or more units. (Table 13) These units accounted for approximately 50% of the net additions. South of Market and the Western Addition were the two areas in which the greatest addition of the high density units occurred, 37% and 31%, respectively.

Single family units only accounted for 15% or 214 of the net increase of housing units in 1979. South Central and Inner Sunset were the 2 districts with the greatest number of single family units, 88 and 69 respectively.

There were 1,516 housing units certified complete in 1979. (Table 14) None were located in the Downtown district. The Western Addition and South of Market had the greatest percentage of new housing completed, 19.5% and 19.1% respectively. In both the Western Addition and South of Market, the majority of units completed were in high density (20+ unit) structures; 72% of the completed units in Western Addition and 90% of the completed units in South of Market were in these high density structures. (Table 15).

In general, there were few studio units completed in 1979. One bedroom units and 3 bedroom units comprised most of the completed units for that year, 591 and 528, respectively. (Table 16) Both the Western Addition and South of Market contained more completed studios and one bedroom units than any other districts - 85% of the completed units in South of Market were 1 bedroom units; and 57% of the completed housing units in the Western Addition were 1 bedroom units.

In the areas of Inner Sunset, South Central, Buena Vista, Richmond, and Central, 3 bedroom units predominated at 76%, 70%, 64%, 58% and 50.5% of all the completed units within each area, respectively. Worth noting is that although the Inner Sunset only had approximately 11% of all of the completed housing units in 1979, this area had a greatest number of 3 bedroom units (124).

In 1979, condominium construction occurred in 9 of the 15 districts (Table 20) Central, Northeast, Inner Sunset, and the Western Addition accounted for over two-thirds (2/3) of the condominium structures, representing 86% of the total units. Condominiums in the Marina, Northeast, Central, and Buenna Vista made up 85%, 80%, 78%, and 64% of all the new units in their respective districts. Clearly condominium construction is comprising an increasing portion of the newly constructed housing stock and will continue to do so.

Demolitions occurred throughout the city in 1979; however, over one-half were concentrated in the areas of Richmond, South of Market, and the Western Addition. (Table 17) Single family and 2-4 family units accounted for all the demolitions in the Richmond and Western Addition. (Table 18) All of the other districts, with the exception of South of Market, followed a similar pattern. In the South of Market, 83% of the units demolished were high density, 10-19 family units. This area accounted for 100% of the 10-19 family units demolished in 1979.

TABLE 1

Net Change in Housing Structures and Units, 1979

| Structure Type (No. of Units) | No. of Structures | No. of Units |
|---|---|---|
| Single Family | 214 | 214 |
| Two Family | 55 | 110 |
| Three Family | 25 | 75 |
| Four Family | 16 | 64 |
| 5-9 Family | 14 | 98 |
| 10-19 Family | 11 | 143 |
| 20 or More | 14 | 698 |
| Total | 349 | 1402 |

TABLE 2

San Francisco Housing Stock, December 1979

| Structure Type (No. of Units) | No. of Units | PerCent |
|---|---|---|
| Single Family | 103901 | 32.3 |
| Two Family | 40586 | 12.6 |
| 3 to 4 Family | 32596 | 10.1 |
| 5 to 9 Family | 34296 | 10.7 |
| 10 or More | 109954 | 34.2 |
| Total | 321333 | 100.0 |

TABLE 3

Housing Units Certified Complete, 1979
by Structure Type

| Structure Type | ...Structures... Number | PerCent | .....Units..... Number | PerCent |
|---|---|---|---|---|
| Single Family | 260 | 61.9 | 260 | 17.2 |
| Two Family | 75 | 17.9 | 150 | 9.9 |
| Three Family | 28 | 6.7 | 84 | 5.5 |
| Four Family | 17 | 4.0 | 68 | 4.5 |
| 5-9 Family | 14 | 3.3 | 98 | 6.5 |
| 10-19 Family | 12 | 2.9 | 158 | 10.4 |
| 20 or More | 14 | 3.3 | 698 | 46.0 |
| Total | 420 | 100.0 | 1516 | 100.0 |

TABLE 4

Housing Units Certified Complete, 1979
by Number of Bedrooms

| Unit Type | Number of Units | PerCent |
|---|---|---|
| Studio | 28 | 1.8 |
| One Bedroom | 591 | 39.0 |
| Two Bedrooms | 368 | 24.3 |
| Three or More Bedrooms | 528 | 34.8 |
| Bedrooms not Known | 0 | 0.0 |
| Total | 1516 | 100.0 |

TABLE 5

Housing Completion by Public and Private Actions, 1979

| | Number of Units | PerCent | Estimated $ Costs | PerCent |
|---|---|---|---|---|
| Private Action | 1076 | 71 | 54166080 | 69 |
| Public Action | 440 | 29 | 24141000 | 31 |
| Redevelopment Areas | 440 | 29 | 24141000 | 31 |
| Western Addition A-2 | 88) | 6) | 3541000) | 5) |
| Yerba Buena Center | 259) | 17) | 11300000) | 14) |
| Diamond Heights | 93) | 6) | 9300000) | 12) |
| Hunters Point | 0) | 0) | 0) | 0) |
| Public Housing | 0 | 0 | 0 | 0 |
| City Total | 1516 | 100 | 78307080 | 100 |

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1979

| County | Single Family | Multi Family | Total | Estimated Cost * | % Single Family of Total |
|---|---|---|---|---|---|
| Alameda | 4129 | 2214 | 6343 | 287571.0 | 65.1 |
| Contra Costa | 5557 | 775 | 6332 | 294455.0 | 87.8 |
| Marin | 518 | 176 | 694 | 51141.0 | 74.6 |
| Napa | 337 | 35 | 372 | 27175.0 | 90.6 |
| San Francisco | 239 | 1594 | 1833 | 136333.0 | 13.0 |
| San Mateo | 1685 | 882 | 2567 | 189001.0 | 65.6 |
| Santa Clara | 6098 | 1938 | 8036 | 446548.0 | 75.9 |
| Solano | 2773 | 745 | 3518 | 179352.0 | 78.8 |
| Sonoma | 3069 | 999 | 4068 | 199469.0 | 75.4 |
| Total | 24405 | 9358 | 33763 | 1811045.0 | 72.3 |

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1974 - 1979

| | 1979 | 1978 | 1977 | 1976 | 1975 | 1974 |
|---|---|---|---|---|---|---|
| Total Bay Area | 33943 | 38284 | 46235 | 37663 | 25948 | 26116 |
| Total Bay Area Minus San Francisco | 32110 | 36239 | 44699 | 36041 | 24806 | 24730 |
| Total San Francisco | 1833 | 2045 | 1536 | 1622 | 1142 | 1386 |
| Multi Family Bay Area minus San Francisco | 7944 | 11278 | 11662 | 8219 | 5865 | 7664 |
| Multi Family San Francisco | 1594 | 1818 | 1167 | 1310 | 866 | 1163 |
| Single Family Bay Area minus San Francisco | 24166 | 24961 | 33037 | 27822 | 18941 | 17066 |
| Single Family San Francisco | 239 | 227 | 369 | 312 | 276 | 223 |

Source: 'Construction Reports', 1974 - 1979
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1979
by Structure Type

| Structure Type | ...Structures... Number | PerCent | .....Units..... Number | PerCent |
|---|---|---|---|---|
| Single Family | 46 | 64.8 | 46 | 40.4 |
| Two Family | 20 | 28.2 | 40 | 35.1 |
| Three Family | 3 | 4.2 | 9 | 7.9 |
| Four Family | 1 | 1.4 | 4 | 3.5 |
| 5-9 Family | 0 | 0.0 | 0 | 0.0 |
| 10-19 Family | 1 | 1.4 | 15 | 13.2 |
| 20 or More | 0 | 0.0 | 0 | 0.0 |
| Total | 71 | 100.0 | 114 | 100.0 |

TABLE 9

Demolition by Public Action, 1979
by Structure Type

| Structure Type | ...Structures... Number | PerCent | .....Units..... Number | PerCent |
|---|---|---|---|---|
| Single Family | 3 | 60.0 | 3 | 33.3 |
| Two Family | 0 | 0.0 | 0 | 0.0 |
| Three Family | 2 | 40.0 | 6 | 66.7 |
| Four Family | 0 | 0.0 | 0 | 0.0 |
| 5-9 Family | 0 | 0.0 | 0 | 0.0 |
| 10-19 Family | 0 | 0.0 | 0 | 0.0 |
| 20 or More | 0 | 0.0 | 0 | 0.0 |
| Total | 5 | 100.0 | 9 | 100.0 |

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1979

| Year | Total Units Demolished | Demolished as a Result of Public Action | Public Action as PerCent of Total |
|---|---|---|---|
| 1979 | 114 | 9 | 7.9 |
| 1978 | 174 | 60 | 34.5 |
| 1977 | 136 | 17 | 12.5 |
| 1976 | 707 | 498 | 70.4 |
| 1975 | 439 | 296 | 67.4 |
| 1974 | 774 | 575 | 74.3 |
| 1973 | 925 | 647 | 69.9 |
| 1972 | 869 | 432 | 49.7 |
| 1971 | 557 | 205 | 36.8 |
| 1970 | 730 | 464 | 63.6 |
| 1969 | 898 | 570 | 63.5 |
| 1968 | 628 | 439 | 69.9 |
| 1967 | 523 | 203 | 38.8 |
| Total | 7474 | 4415 | 59.1 |

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1979

| No. of Rooms in Building | Public Action | | | Private Action | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|
| | Str. | Rms. | Units | Str. | Rms. | Units | Str. | Rms. | Units |
| 1-25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26-50 | 0 | 0 | 0 | 1 | 35 | 0 | 1 | 35 | 0 |
| 51-75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 76-100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 100+ | 0 | 0 | 0 | 1 | 164 | 0 | 1 | 164 | 0 |
| Total | 0 | 0 | 0 | 2 | 199 | 0 | 2 | 199 | 0 |

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1979

| Rank | District Number | Name | Number of Units |
|---|---|---|---|
| 1 | 5 | Western Addition | 285 |
| 2 | 9 | South of Market | 271 |
| 3 | 7 | Central | 201 |
| 4 | 14 | Inner Sunset | 159 |
| 5 | 12 | South Central | 135 |
| 6 | 13 | Ingleside | 84 |
| 7 | 3 | Northeast | 66 |
| 8 | 8 | Mission | 59 |
| 9 | 1 | Richmond | 53 |
| 10 | 10 | South Bayshore | 34 |
| 11 | 11 | Bernal Heights | 22 |
| 12 | 15 | Outer Sunset | 15 |
| 13 | 2 | Marina | 13 |
| 14 | 6 | Buena Vista | 11 |
| 15 | 4 | Downtown | -6 |
| Total | | | 1402 |

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1979

| Rank | District Number | Name | Number of Units | Percent |
|---|---|---|---|---|
| 1 | 5 | Western Addition | 296 | 19.5 |
| 2 | 9 | South of Market | 289 | 19.1 |
| 3 | 7 | Central | 204 | 13.5 |
| 4 | 14 | Inner Sunset | 163 | 10.8 |
| 5 | 12 | South Central | 140 | 9.2 |
| 6 | 13 | Ingleside | 86 | 5.7 |
| 7 | 1 | Richmond | 84 | 5.5 |
| 8 | 3 | Northeast | 69 | 4.6 |
| 9 | 8 | Mission | 63 | 4.2 |
| 10 | 10 | South Bayshore | 36 | 2.4 |
| 11 | 11 | Bernal Heights | 32 | 2.1 |
| 12 | 15 | Outer Sunset | 25 | 1.6 |
| 13 | 2 | Marina | 15 | 1.0 |
| 14 | 6 | Buena Vista | 14 | 0.9 |
| 15 | 4 | Downtown | 0 | 0.0 |
| Total | | | 1516 | |

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1979

| Rank | Structure Type | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Single family | | 2 to 4 Family | | 5 to 9 Family | | 10 to 19 Family | | 20 or more Family | |
| | District | Units | District | Units | District | Units | District | Units | District | Units |
| 1 | South Central | 83 | Richmond | 49 | Mission | 25 | Western Addition | 45 | South of Market | 259 |
| 2 | Inner Sunset | 69 | Mission | 34 | Western Addition | 21 | Northeast | 33 | Western Addition | 214 |
| 3 | Central | 27 | Central | 32 | Central | 18 | South Central | 28 | Central | 107 |
| 4 | Ingleside | 21 | South of Market | 26 | Northeast | 15 | Central | 17 | Inner Sunset | 78 |
| 5 | Bernal Heights | 14 | South Bayshore | 23 | Bernal Heights | 7 | Outer Sunset | 13 | Ingleside | 40 |
| 6 | South Bayshore | 11 | Ingleside | 23 | Richmond | 6 | Richmond | 11 | Richmond | 0 |
| 7 | Northeast | 8 | South Central | 18 | South Central | 6 | Marina | 11 | Marina | 0 |
| 8 | Buena Vista | 3 | Inner Sunset | 12 | Marina | 0 | Downtown | 0 | Northeast | 0 |
| 9 | South of Market | 1 | Northeast | 10 | Downtown | 0 | Buena Vista | 0 | Downtown | 0 |
| 10 | Marina | 0 | Western Addition | 10 | Buena Vista | 0 | Mission | 0 | Buena Vista | 0 |
| 11 | Downtown | 0 | Buena Vista | 8 | South of Market | 0 | South Bayshore | 0 | Mission | 0 |
| 12 | Mission | 0 | Outer Sunset | 7 | South Bayshore | 0 | Bernal Heights | 0 | South Bayshore | 0 |
| 13 | Western Addition | -5 | Marina | 2 | Ingleside | 0 | Ingleside | 0 | Bernal Heights | 0 |
| 14 | Outer Sunset | -5 | Bernal Heights | 1 | Inner Sunset | 0 | Inner Sunset | 0 | South Central | 0 |
| 15 | Richmond | -13 | Downtown | -6 | Outer Sunset | 0 | South of Market | -15 | Outer Sunset | 0 |
| Totals | | 214 | | 249 | | 98 | | 143 | | 698 |

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1979

| Rank | District Number and Name | | Number of Units | Percent |
|---|---|---|---|---|
| 1 | 1 | Richmond | 31 | 27.2 |
| 2 | 9 | South of Market | 18 | 15.8 |
| 3 | 5 | Western Addition | 11 | 9.6 |
| 4 | 11 | Bernal Heights | 10 | 8.8 |
| 5 | 15 | Outer Sunset | 10 | 8.8 |
| 6 | 4 | Downtown | 6 | 5.3 |
| 7 | 12 | South Central | 5 | 4.4 |
| 8 | 8 | Mission | 4 | 3.5 |
| 9 | 14 | Inner Sunset | 4 | 3.5 |
| 10 | 3 | Northeast | 3 | 2.6 |
| 11 | 6 | Buena Vista | 3 | 2.6 |
| 12 | 7 | Central | 3 | 2.6 |
| 13 | 2 | Marina | 2 | 1.8 |
| 14 | 10 | South Bayshore | 2 | 1.8 |
| 15 | 13 | Ingleside | 2 | 1.8 |
| Total | | | 114 | |

TABLE 19

Planning District Trends, 1968 - 1979

| Planning District | | Completions Number | % | Demolitions Number | % | Net Change |
|---|---|---|---|---|---|---|
| 1 | Richmond | 1854 | 9.5 | 542 | 7.8 | 1312 |
| 2 | Marina | 1441 | 7.4 | 165 | 2.4 | 1276 |
| 3 | Northeast | 2189 | 11.2 | 393 | 5.7 | 1796 |
| 4 | Downtown | 230 | 1.2 | 24 | 0.3 | 206 |
| 5 | Western Addition | 3990 | 20.5 | 3177 | 45.7 | 813 |
| 6 | Buena Vista | 314 | 1.6 | 187 | 2.7 | 127 |
| 7 | Central | 2723 | 14.0 | 90 | 1.3 | 2633 |
| 8 | Mission | 571 | 2.9 | 290 | 4.2 | 281 |
| 9 | South of Market | 639 | 3.3 | 407 | 5.9 | 232 |
| 10 | South Bayshore | 1098 | 5.6 | 1233 | 17.7 | -135 |
| 11 | Bernal Heights | 232 | 1.2 | 49 | 0.7 | 183 |
| 12 | South Central | 1063 | 5.5 | 118 | 1.7 | 945 |
| 13 | Ingleside | 1323 | 6.8 | 60 | 0.9 | 1263 |
| 14 | Inner Sunset | 1226 | 6.3 | 110 | 1.6 | 1116 |
| 15 | Outer Sunset | 586 | 3.0 | 100 | 1.4 | 486 |
| | Total | 19479 | 100.0 | 6945 | 100.0 | 12534 |

Source: Changes in the Housing Inventory 1968 - 1979

Table 20

Condominium Construction By District, 1979

| District | Condominiums | | No. Units in Structures with 2 or more units | Percent Condominium |
|---|---|---|---|---|
| | No. Structures | No. Units | | |
| 1. Richmond | - | - | 82 | - |
| 2. Marina | 1 | 11 | 13 | 85% |
| 3. Northeast | 5 | 48 | 60 | 80% |
| 4. Downtown | - | - | 0 | - |
| 5. Western Addition | 4 | 45 | 296 | 15% |
| 6. Buena Vista | 2 | 7 | 11 | 64% |
| 7. Central | 6 | 135 | 174 | 78% |
| 8. Mission | 3 | 12 | 61 | 20% |
| 9. South of Market | 2 | 4 | 287 | 1% |
| 10. South Bayshore | - | - | 23 | - |
| 11. Bernal Heights | - | - | 16 | - |
| 12. South Central | 1 | 6 | 54 | 11% |
| 13. Ingleside | - | - | 63 | - |
| 14. Inner Sunset | 5 | 10 | 92 | 11% |
| 15. Outer Sunset | - | - | 24 | - |
| Total | 29 | 278 | 1,256 | 22% |